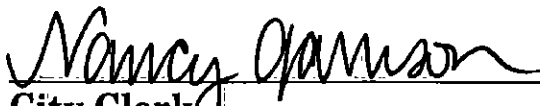


**Ordinance No. 2015-Z-25**

**Motion to approve an Ordinance Amending Title 17 of the St. Charles Municipal Code Entitled "Zoning", Chapter 17.04 "Administration", Section 17.04.230 "Design Review" and Section 17.04.250 "Residential Architectural Consultation" and Chapter 17.06 "Design Review Standards and Guidelines" (Design Review Standards and Guidelines for One- and Two-family dwellings in the RT and CBD-2 Districts).**

**Adopted by the  
City Council  
of the  
City of St. Charles  
September 21, 2015**

**Published in pamphlet form by  
authority of the City Council  
of the City of St. Charles,  
Kane and Du Page Counties,  
Illinois, September 26, 2015**

  
City Clerk



**(SEAL)**

**City of St. Charles, IL**  
**Ordinance No. 2015-Z- 25**

**An Ordinance Amending Title 17 of the St. Charles Municipal Code  
Entitled “Zoning”, Chapter 17.04 “Administration”, Section 17.04.230 “Design  
Review” and Section 17.04.250 “Residential Architectural Consultation” and  
Chapter 17.06 “Design Review Standards and Guidelines” (Design Review  
Standards and Guidelines for One- and Two-family dwellings in the RT and  
CBD-2 Districts)**

WHEREAS, on or about August 20, 2015, The City of St. Charles (“the Applicant”) filed an Application to amend Title 17 of the St. Charles Municipal Code, the Zoning Ordinance of the City of St. Charles, regarding design review standards and guidelines for one- and two-family dwellings in the RT Traditional Residential and CBD-2 Mixed Use Business Districts; and,

WHEREAS, Notice of Public Hearing on said Application was published on or about August 21, 2015, in a newspaper having general circulation within the City, to-wit, the Kane County Chronicle newspaper, all as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said notice, the Plan Commission conducted a public hearing on or about September 8, 2015, on said Application in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, at said Public Hearing, the Applicant presented testimony in support of said Application and all interested parties had an opportunity to be heard; and,

WHEREAS, the Plan Commission recommended approval of the Application on or about September 8, 2015; and,

WHEREAS, the Planning and Development Committee of the City Council recommended approval of the Application on or about September 14, 2015; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and Planning and Development Committee and has considered the same;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as if fully set out in this Section One.

2. Chapter 17.04 “Administration”, Section 17.04.250 “Residential Architectural Consultation” is hereby deleted in its entirety.

3. Chapter 17.04 “Administration”, Section 17.04.230 “Design Review”, Item B is hereby amended to include the following language (denoted in bold italics):

“Administrative Design Review approval shall be required prior to issuance of Building Permits and Site Development Permits for new buildings, building additions, ***exterior alterations***, signs, and site improvements such as paving, parking lots, lighting and grading, except in the following instances:”

4. Chapter 17.04 “Administration”, Section 17.04.230 “Design Review”, Item B1 is hereby amended to include the following language (denoted in bold italics):

“Design Review is not required for one and two family dwellings on individual lots ***in any RS Suburban Residential or RE Estate Residential zoning district.***”

5. Chapter 17.06 “Design Review Standards and Guidelines” is hereby amended by adding Section 17.06.060, to be titled, “Standards and Guidelines – RT-1, RT-2, RT-3, RT-4, and CBD-2 Districts (one- and two-family dwellings only)”. The following shall be added to said Section 17.06.060:

“

**A. Site Layout and Context**

Intent: To ensure building placement is compatible with neighboring properties and reflects the development pattern of the surrounding neighborhood.

**Standards:**

1. Buildings facades shall be oriented to the street. Front facades should squarely face the street and should not be set at an angle. However if adjacent homes are set at an angle the new home may be similarly sited.
2. Site grading shall be consistent with that of adjacent properties. The slope and elevation of the property shall not be altered in such a manner that results in an artificial change of grade.
3. The amount of front or exterior side yard covered by driveways shall be limited per Section 17.24.070.Z

**Guidelines:**

1. Setbacks (front, side, rear) should generally follow the averages for the block on which the new house is located. Front and exterior side yard setbacks may be reduced based on averaging of existing principal building setbacks along the street frontage of a block- See Table 17.12-2 for setback requirements.
2. Building and site layout should be compatible with existing topography and vegetation. Preservation of existing trees, particularly older growth trees, is recommended.
3. The coverage of driveways and parking areas in the front and exterior side yards should be minimized to the greatest extent possible.

**B. Garages**

Intent: To reduce the appearance and prominence of garages in order to maintain a pedestrian friendly streetscape.

**Standards:**

1. Garages shall meet the provisions of Section 17.22.020 Accessory Buildings and Structures, including but not limited to: requirement to provide access from a public alley; limitations on garage door width; and requirements to set back street-facing attached garages from the remainder of the building.
2. Detached garages shall be consistent with the architectural style of the house. Use of similar window styles, exterior materials, and trim detailing is required.

**Guidelines:**

1. Detached or rear-loaded garages are recommended. A Building Coverage bonus shall be provided where a detached garage or an attached garage accessed via an alley is provided. See Table 17.12-2.
2. Street-facing doors on attached garages should incorporate glass panel windows.
3. The use of individual bay doors (single stall) is preferred over double-wide doors, particularly for street-facing attached garages. Stepped back, separate garage doors should also be considered to further soften the impact of a street-facing attached garage.

**C. Massing and Proportion**

Intent: To reduce the appearance of mass and to encourage new houses to match the scale of the existing neighborhood.

**Standards:**

1. Buildings shall comply with the Bulk Requirements provided in Table 17.12-2 (including setbacks, building coverage, and building height).

**Guidelines:**

1. Scale, proportions, and height, should be compatible with adjacent homes and with the general characteristics of homes in the surrounding neighborhood. For example, effort should be made to limit the height, or reduce the appearance of height, of a two-story house constructed among single-story houses.
2. Simple building forms and shapes are encouraged.
3. The following methods may be incorporated to reduce the apparent mass of a home:
  - a. Step back portions of the home. For example, set the second story back a number of feet from the first story or add an unenclosed porch on the first story.
  - b. Use dormers to break up roof mass, if consistent with the architectural style of the home.
  - c. Incorporate horizontal design detailing to visually break up flat walls. Examples include wide skirt boards, mid-section trim between stories, frieze boards along roof eaves, partial or complete gable returns, or a change in siding or masonry patterns or materials.

**D. Roofs**

Intent: To encourage roofs and rooflines that add character and interest to a home, while blending with the roof forms found throughout the existing neighborhood.

**Guidelines:**

1. The form, pitch, and scale of roofs should be compatible with the surrounding neighborhood.
2. Roof form, pitch, and scale should match the architectural style of the house.

3. Simple gabled and hipped roof forms are preferred.
4. Eaves that extend a sufficient distance to create shadow lines are encouraged if appropriate for the architecture of the structure.
5. The roof of the garage and other accessory structures should mimic the roof of the house in both form and pitch.
6. Mansard and flat roofs should be used only if appropriate for the architectural style of the house.

**E. Architectural Details**

Intent: To promote architectural interest and design that complements the traditional building styles found in older neighborhoods.

**Standards:**

1. "360 degree architecture" is required, meaning that facades must be designed to be viewed from all directions. At a minimum, the same window types and similar trim detailing to the front elevation must be used on the side and rear elevations.

**Guidelines:**

1. Use of masonry should be consistent on all façades. Use of masonry on the front façade only is discouraged.
2. The use of exterior trim detailing is recommended. In addition to window casing, such detailing includes: wide vertical corner boards, skirt boards, frieze boards, and mid-section trim.
3. The limited use of decorative elements such as gable trusses, exposed rafters, arched doors and windows, quoins, pediments, etc. is encouraged, provided such elements do not overwhelm or clutter the home's appearance and are appropriate for the architectural style of the home.
4. All window openings should be articulated by window casing of at least four (4) inches if the primary wall material is siding.
5. Shutters should only be utilized where appropriate for the architectural style of the building. If shutters are used, they should exactly match the window size.
6. Chimneys should be masonry when located on a street-facing elevation.

**F. Windows, Doors, and Entrances**

Intent: To promote an inviting presence that contributes to the pedestrian friendly character of the neighborhood.

**Guidelines:**

1. The home's primary entrance should be located at the front of the house, facing the street.
2. The front entry should be the predominate feature on the front elevation. Multi-story entry features should be used only when architecturally appropriate.
3. Open, full-width front or wrap-around porches are recommended to emphasize the front entrance. Porches should be at least six (6) to eight (8) feet in depth and constructed in a manner so as to be fully functional. Porch detailing should be consistent with the architecture of the house.
4. Unenclosed Porches are permitted to encroach up to eight (8) feet into the front, exterior side or rear yards. Unenclosed porches are not included in the calculation of Building Coverage. For the definition of an Unenclosed Porch vs. Enclosed Porch and Building Coverage, see Ch. 17.30. For information on permitted yard encroachments, see Section 17.22.030.

5. Windows should be incorporated on all elevations.
6. Window openings and panes should be similarly proportioned throughout.
7. Windows should be placed in a manner that creates a balanced elevation on all sides of the house.
8. Double-hung or casement windows are preferred. The use of fixed and large, undivided pane windows should be limited.
9. The use of window muntins (divides) should be consistent for all windows.
10. The style of windows and doors (particularly the front door) should complement the architectural style of the house.
11. In addition to window casing, design elements such as window muntins (divides), window sills, and head trim, should be incorporated if such details are appropriate for the architectural style of the house.

**G. Additions and Exterior Alterations**

**Intent:** To ensure additions and exterior alterations are complementary to the existing home and blend with the neighborhood.

**Standards:**

1. Additions and exterior alterations shall abide by the applicable standards and guidelines in Section 17.06:060 A-F.

**Guidelines:**

1. Additions should match the scale and mass of the original structure.
2. Additions and exterior alterations should match the existing house in exterior materials, color, architectural style and detailing, window proportion and type, and roof form, pitch, and color."

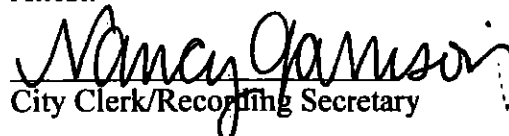
6. That after the adoption and approval hereof this Ordinance shall be (i) printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

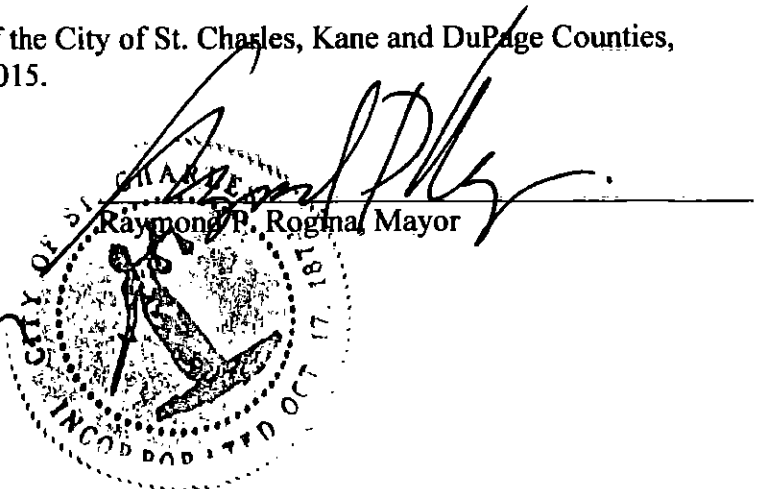
PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 21st day of September, 2015.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 21st day of September, 2015.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 21st day of September, 2015.

Attest:

  
City Clerk/Recording Secretary



**COUNCIL VOTE:**

Ayes: 0

Nays: 0

Absent: 0

Abstain: 0

**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Attorney

DATE: \_\_\_\_\_

**State of Illinois** )  
 )  
**Counties of Kane and DuPage** ) **ss.**

# Certificate

I, NANCY GARRISON, certify that I am the duly elected and acting Municipal City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

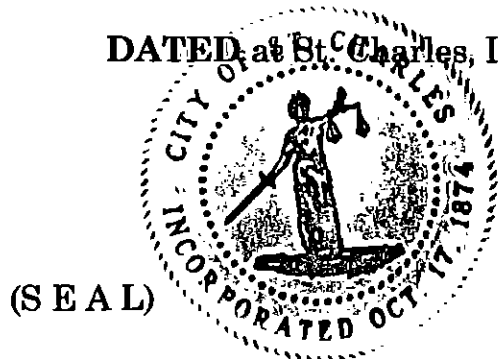
I further certify that on September 21, 2015, the Corporate Authorities of such municipality passed and approved Ordinance No. 2015-Z-25, entitled

**"Motion to approve an Ordinance Amending Title 17 of the St. Charles Municipal Code Entitled "Zoning", Chapter 17.04 "Administration", Section 17.04.230 "Design Review" and Section 17.04.250 "Residential Architectural Consultation" and Chapter 17.06 "Design Review Standards and Guidelines" (Design Review Standards and Guidelines for One- and Two-family dwellings in the RT and CBD-2 Districts)."**

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2015-Z-25, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on September 26, 2015, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

**DATED** at St. Charles, Illinois, this 21<sup>st</sup> day of September, 2015.



*Nancy Garrison*  
Municipal Clerk